

SUBJECT AREA
(LOTS 4-7 ARE ARBITRARY LOTS)

WASTEWATER EDU NOTE
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

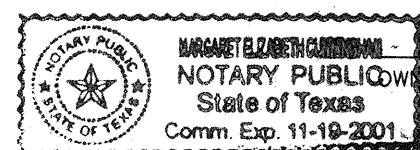
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20th DAY OF JUNE
A.D. 19 98

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.



DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

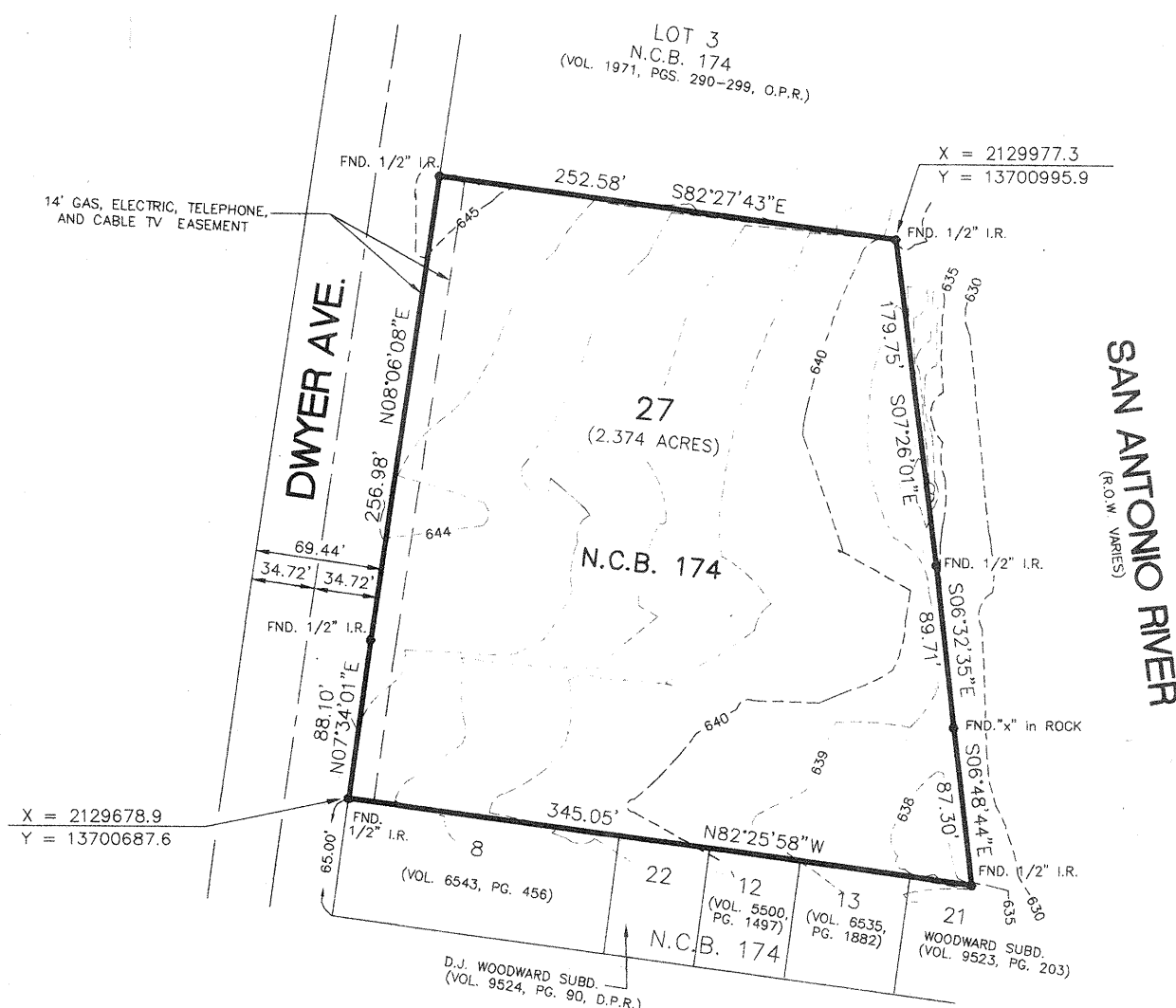
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ED McCLURE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF JULY A.D. 19 98

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the cross designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

This plat does not amend, alter, release, or otherwise affect any existing electric, gas, water, sewer, drainage telephone, cable, easements or any other easements for utilities unless the changes to such easements are described below.



WOODWARD PLACE

**SUBDIVISION PLAT
OF**

WINGATE HOTEL - DOWNTOWN

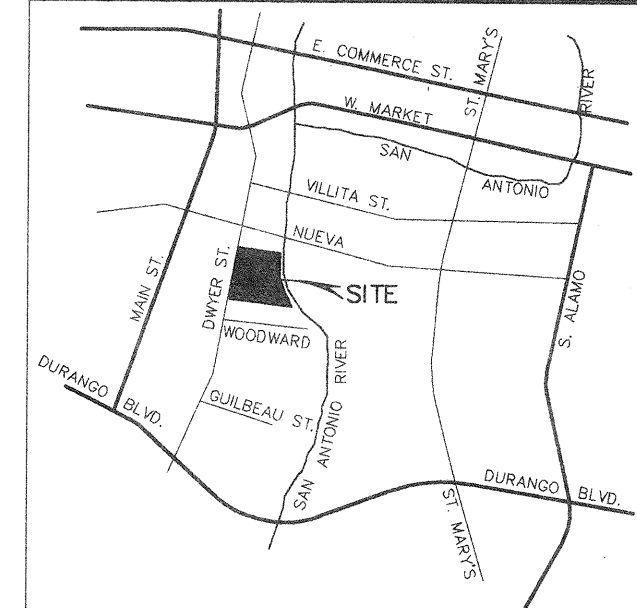
BEING LOT 27, NEW CITY BLOCK 174, OUT OF A 1.7089 ACRE TRACT, BEING THE REMAINING PORTIONS OF LOTS 4, 5, AND 6, AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 6749, PAGES 512-516 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, AND A 0.622 ACRE TRACT, BEING THE REMAINDER OF LOT 7, AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 4959, PAGES 1139-1141 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. (2.374 ACRES)

THIS PLAT OF WINGATE HOTEL - DOWNTOWN HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANNING IN ACCORDANCE WITH V.T.C.A., LOCAL GOVERNMENT CODE SECTION 212.0065.
DATED THIS _____ DAY OF _____ A.D. 19 _____

BY: _____
DIRECTOR

SCALE: 1" = 100'

PLAT NO. 970105



LOCATION MAP
N.T.S.

LEGEND:

FND. I.R. = FOUND IRON ROD
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

NOTES:

1. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE MONUMENTS SHOWN FOUND.
2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE 0.662 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOL. 4959, PGS. 1139-1141, O.P.R., AND THE 1.7089 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOL. 6749, PGS. 512-516, O.P.R.
3. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
4. NAD83 COORDINATES WERE DERIVED FROM GOLF, 1953 (P.I.D.# AY1883) N:136863308.7966 E:2131527.0017 BUCKEYE, 1953 (P.I.D.#AY1654) N:13714734.3258 E:2120993.2095
5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.999785
6. BEARINGS SHOWN MUST BE ROTATED 0°2'30.4" CLOCKWISE TO MATCH N.A.D.83.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

SAN ANTONIO TEXAS 78216

555 EAST RAMSEY

210-375-9000

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20th DAY OF JUNE
A.D. 19 98

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

VRP# 01-9-023

JOB NO. 3926.00



City of San Antonio
New
Vested Rights Permit
APPLICATION

file

Permit File: # **VRP 01-9-023**
Assigned by city staff

Date: 9/24/01

10/2/01

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Mitchell Meyer, Loopy Limited
2. Address: 9033 Aero, Ste. 202, San Antonio, Texas
3. Zip: 78217 Telephone # (210) 805-8830
4. Site location or address Dwyer Ave.
5. Council District 1 ETJ N/A Over Edward's Aquifer Recharge () yes (X) no

• **MASTER DEVELOPMENT PLAN (MDP) (Formaly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: N/A # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: N/A # _____

Date accepted: _____

• **Plat Application**

Plat Name: N/A WINGATE HOTEL-DOWNTOWN Plat # 970105 Acreage: 2.374

Date submitted: 12/17/96

Expiration Date: PLAT WAS APPROVED

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

• **Approved Plat**

Plat Name: Wingate Hotel – Downtown **Plat #** 970105 **Acreage:** 2.374

Approval Date: 12-01-98 **Plat recording Date:** N/A **Expiration Date:** Vol./Pg. N/A

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: N/A **Date issued:** _____ **Expiration Date:** _____

Acreage: _____

(Note: Two maps of the area must be provided)

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Dennis Rion, P.E. **Signature:** _____ **Date:** 9/24/01

Sworn to and subscribed before me by on this _____ day of _____, 20____, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: _____

City of San Antonio use

☐ **Approved**

☐ **Disapproved**

Review By: _____ **Date:** _____
Assistant City Attorney

August 17, 2001

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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

• **Approved Plat**

Plat Name: Wingate Hotel – Downtown Plat #970105 Acreage: 2.374

Approval Date: 12-01-98 Plat recording Date: N/A Expiration Date: Vol./Pg. N/A

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: N/A Date issued: Expiration Date:

Acreage:

(Note: Two maps of the area must be provided)

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to ~~Vested Rights on the~~ listed location.

Print name: Dennis Rion, P.E. Signature: [Signature] Date: 9/24/01

Sworn to and subscribed before me by on this day of 20 , to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires:

City of San Antonio use



Approved



Disapproved

Review By: [Signature]
(Assistant City Attorney)

Date: 10/04/01

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LAND DEVELOPMENT
SERVICES DIVISION

August 17, 2001



PLAT APPLICATION

Date Submitted: December 17, 1996

Plat ID Number: 970105

Plat Name: WINGATE HOTEL - DOWNTOWN

Owner/Agent: Golden Eagle Investments III, L.P. Phone: (210)820-2677 Fax: (210)820-2609

Address: 1777 NE Loop 410, Suite 604, San Antonio, TX Zip code: 78217

Engineer/Surveyor: Pape-Dawson Consulting Engineers, Inc. Phone: (210)824-9494 Fax: (210)824-3491

Address: 9310 Broadway, Bldg II, San Antonio, Texas Zip code: 78217

Various

- ☐ Major Plat ☐ Amending Plat ☒ Minor Plat (Eligible for Director plat with no variances or a public hearing)
- Plat is associated with a:
 - ☐ POADP: Y/N Name _____ # _____ Date Approved: _____
 - ☐ PUD: Y/N Name _____ # _____ Date Approved: _____
- All Specific Uses Proposed: HOTEL (restaurant, day care, warehouse, , etc.)
- City Council District 1
- Water Service: ☒ Saws ☐ Well ☐ Other Utility (name) _____
- Sewer Service: ☒ Saws ☐ Septic ☐ Other Utility (name) _____
- Linear feet of new streets: Public: -0- Private: _____

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LAND DEVELOPMENT
SERVICES DIVISION

Plat is over, within or includes the following (circle specific if there is a choice)

- ☒ Yes ☐ No - San Antonio City Limits ☐ Yes ☒ No - Edwards Aquifer Recharge zone?
- ☐ Yes ☒ No - Previous/existing land fill? ☐ Yes ☒ No - Parkland, greenbelts, or open space? Flood plain?

Land Area Being Platted

Single-Family (SF)
Non-Single Family (NSF)

Lots

-0-
2

Acres

-0-
2.214

Other NSF uses:

Public Street 0.161
Private Street, Common Area,
Easements, & Open Space: -0-

Total Acre Sum: 2.375

FEES (*Public street dedications are not subject to fee assessment. **Recording fees are collected for ICL plats only.)

Major Base \$	<u>-0-</u>	Minor Base \$	<u>555.00</u>	Amending \$	<u>-0-</u>	Leg. Doc.** \$	<u>-0-</u>
SF Lots \$	<u>-0-</u>	Per Lot \$	<u>114.00</u>	Def. V.D. \$	<u>-0-</u>	Per. Agr.** \$	<u>11.00</u>
NSF Acre* \$	<u>-0-</u>	20+ acre \$	<u>-0-</u>	Replat PH \$	<u>-0-</u>	Plat** \$	<u>31.00</u>
Other NSF (i.e. private st./open space): \$						Total Fee Sum: <u>\$ 711.00</u>	

M961127A2.GS/F (3926.0

I hereby certify that the above information is true and correct.

Print Name: Greg Senulis, Project Manager

Signature: Greg Senulis

Date: December 17, 1996

☐ Professional Engineer

☐ Registered Professional Land Surveyor

I hereby grant permission to the Director of Planning to record this plat.

Print Name: Senovio Flores

Signature: Senovio Flores

Date: December 17, 1996

☐ Owner ☒ Agent (Checking this requires a notarized Letter of Agent.)

(Note: Only complete, legible applications will be accepted. 1 original copy, and 5 copies must be submitted. 1-1-96)



PAPE-DAWSON
ENGINEERS, INC.
RECEIVED

DEC 03 1998

Dennis Rison
FILE

a memo from the

CITY of SAN ANTONIO

Planning Department
Subdivision Office

TO: Pape-Dawson Engineers, Inc.

DATE: December 1, 1998

FROM: L. Gonzales
Planner I

COPIES TO: File

SUBJECT: # 970105

Name: Wingate Hotel - Downtown

The plat or plan referenced above was heard by the
on the date shown.

☐

Planning Commission

☒

Director

The following action was taken:

☒

APPROVED

☐

DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

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3926.00

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey San Antonio, Texas 78216



FROST NATIONAL BANK
SAN ANTONIO, TEXAS

034912

SEPTEMBER 25, 2001

PAY *****145***** DOLLARS AND *00* CENTS \$ **\$145.00*

TO THE
ORDER
OF CITY OF SAN ANTONIO

**PAPE-DAWSON
CONSULTING ENGINEERS, INC.**

[Signature]
AUTHORIZED SIGNATURE

⑈034912⑈ ⑈14523222⑈ 29 3997995⑈

LAND DEVELOPMENT
SERVICES DIVISION

TRANSMITTAL



To: Michele Gonzalez
Planning Dept.
114 W. Commerce, 4th floor

Date: 9/25/01

Re: Wingate Hotel - Downtown
Plat No. 970105

QUANTITY	DESCRIPTION
2 ea.	Vested Rights Permit Application
1 ea.	Check (#34912)
2 ea.	Plat Application, Planning Approval Notice, Approved Subdivision Plat

If enclosures are not as noted, kindly notify us at once.

☒ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS Michele or Mike Herrera, I am submitting this request for vested rights for this property based on the plat application. If for some reason that does not work, then we'll ask for vested rights based on the approved plat. Please call if you have any questions. Thanks. (P.S. The plat name was going to be changed to "Paseo del Rio Apartment Homes" but that entity decided not to follow through with the name change and did not purchase the property. The name of the plat shall remain "Wingate Hotel Downtown" and plans are in place to record the plat soon.)

From: David Martinez

Project No.: 3306.25

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

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PLANNING
AND DEVELOPMENT
DIVISION

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey San Antonio, Texas 78216



FROST NATIONAL BANK
SAN ANTONIO, TEXAS

034912

SEPTEMBER 25, 2001

PAY *****145***** DOLLARS AND *00* CENTS \$ **\$145.00*

TO THE
ORDER
OF
CITY OF SAN ANTONIO

PAPE-DAWSON
CONSULTING ENGINEERS, INC.

Eugene A. Dawson
AUTHORIZED SIGNATURE

⑈034912⑈ ⑆114923222⑆ 29 3997995⑈

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

01 SEP 25 PM 2:30

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